

KINGWOOD FORESTRY SERVICES, INC.

Land For Sale Hempstead County, Arkansas

**Old Washington North
±9.5 Acres—Listing #4780
\$20,000.00**

**Old Washington South
±39 Acres—Listing #4848
\$35,000.00**



- **County Road 26 Frontage**
- **Electricity Available**
- **Just East of Old Washington**
- **Potential for Rural Homeplace**

- **Great Hunting Opportunity**
- **Woods Road Access from West**
- **Creek Flows through Property**
- **Great for Recreation**

**See Method of Sale and
Conditions of Sale Within
This Notice**

Please visit our website
www.kingwoodforestry.com
to view maps and
additional photographs of these tracts and all
of our active listings.

KINGWOOD FORESTRY SERVICES, INC.

PHONE: (870)246-5757

FAX: (870)246-3341

**4 EXECUTIVE CIRCLE P.O. Box 65
ARKADELPHIA, AR 71923**



Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

Old Washington North
Listing #4780
±9.5 Acres
\$20,000.00

NOTICE OF LAND SALES Hempstead County, Arkansas

Old Washington South
Listing #4848
±39 Acres
\$35,000.00

METHOD OF SALE

Method of Sale: The Old Washington North tract is offered for sale for **\$20,000.00**. The Old Washington South tract is offered for sale for **\$35,000.00**. An Offer Form is attached. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 65, Arkadelphia, Arkansas 71923 with "**Old Washington Tracts**" clearly marked in the lower left corner of the envelope to protect security of the offer. On mailed offers, please call our office to confirm receipt of offer. Offers may also be delivered by fax to 870-246-3341, by e-mail to Arkadelphia@kingwoodforestry.com or hand-delivered to #4 Executive Circle, Arkadelphia, AR. All faxed / e-mailed offers will be immediately acknowledged. Please await confirmation that your faxed / e-mailed offer has been received.

Conditions of Sale

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the buyer and landowner within ten (10) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is to be scheduled within forty-five (45) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcels are being sold in their entirety, for a single sum(s) and not on a per-acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract(s) regardless of acreage. Seller will not provide a survey. The attached maps are thought to be accurate but should not be considered survey plats.
4. Conveyance will be by Warranty Deed, subject to all previous mineral conveyances, reservations, and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by Seller. Seller will convey, without warranty, any mineral rights they may own on the property advertised in this notice.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct closing between Buyer and Seller with each paying one-half (½) of settlement / closing fee.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers, and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on the property.
8. Hunting equipment (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
9. Kingwood Forestry is the real estate firm acting as agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed agent Brian Clark or broker Phil Wright of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands, or causes of action, of very kind, nature, and description, relating to its access to or presence on the property.

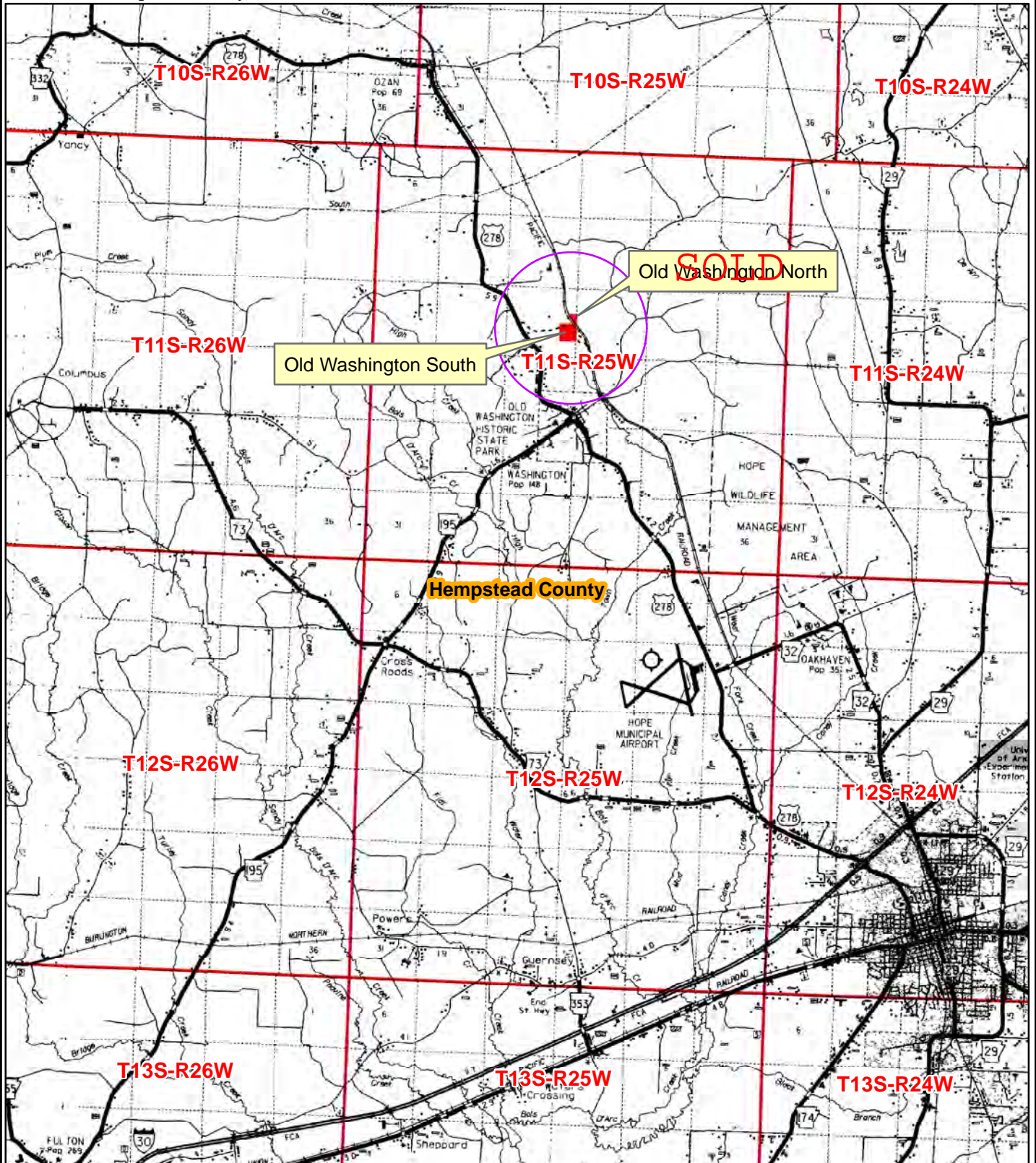
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.
Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALES

"Old Washington North Tract" Listing #4780
Pt. NE¼ of SE¼, Pt. SE¼ of NE¼, Sec. 16, T11S, R25W,
Hempstead County, Arkansas

"Old Washington South Tract" Listing #4848
Pt. NE¼ of SE¼, Sec. 16, T11S, R25W,
Hempstead County, Arkansas



0 0.5 1 2 3
Miles



Date: 7/2/2021
ESRI Aerial Photography
Drawn By: BJC

KINGWOOD FORESTRY SERVICES, INC.
NOTICE OF LAND SALES

Old Washington North Tract
Listing #4780—±9.5 Acres
\$20,000.00

Old Washington North Tract (#4780): Part of SE¼ of NE¼, Part of NE¼ of SE¼, Section 16, Township 11 South, Range 25 West, containing a total of 9.5 acres, more or less, Hempstead County, Arkansas (see attached maps). Access is frontage on County Road 2. Site index for loblolly pine averages eighty (80) feet (base age 50) on silt clay loam soils. Timber consists of ±9.5 acres of 2018 cutover. Electricity is available for residential development.



Old Washington South Tract
Listing #4848—±39 Acres
\$35,000.00

Old Washington South Tract (#4848): Part of NE¼ of SE¼, Section 16, Township 11 South, Range 25 West, containing 39 acres, more or less, Hempstead County, Arkansas (see attached maps). Access from woods road to the west. A few small creeks flows through property Great for hunting and recreation. Site index for loblolly pine averages eighty (80) feet (base age 50) on sandy and silt loam soils. Timber consists of ±31 acres of 2018 cutover and ±8 acres of native timber in SMZ.



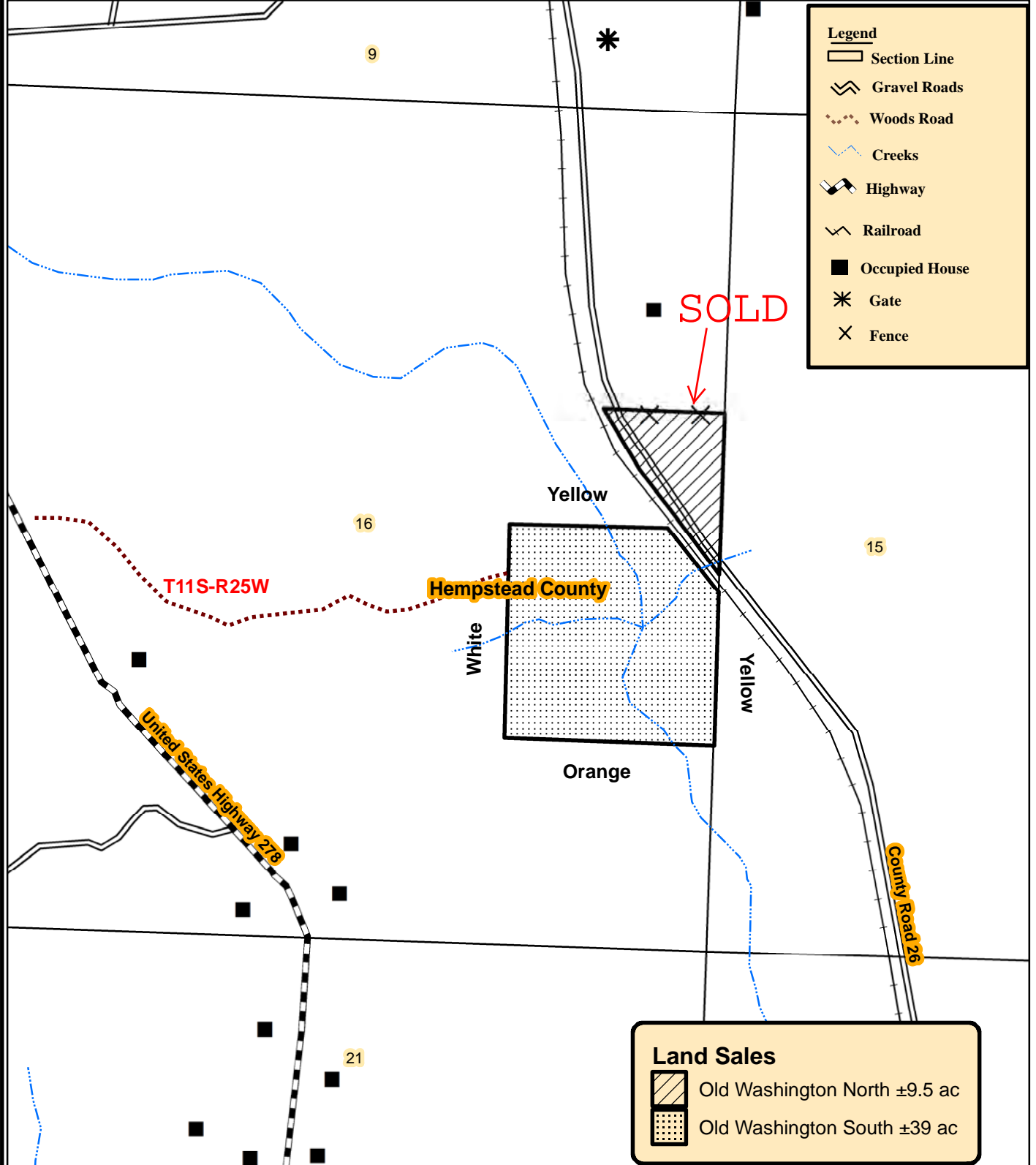
www.kingwoodforestry.com

Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

NOTICE OF LAND SALES

"Old Washington North Tract" Listing #4780
Pt. NE¼ of SE¼, Pt. SE¼ of NE¼, Sec. 16, T11S, R25W,
Hempstead County, Arkansas

"Old Washington South Tract" Listing #4848
Pt. NE¼ of SE¼, Sec. 16, T11S, R25W,
Hempstead County, Arkansas



0 0.05 0.1 0.2
Miles

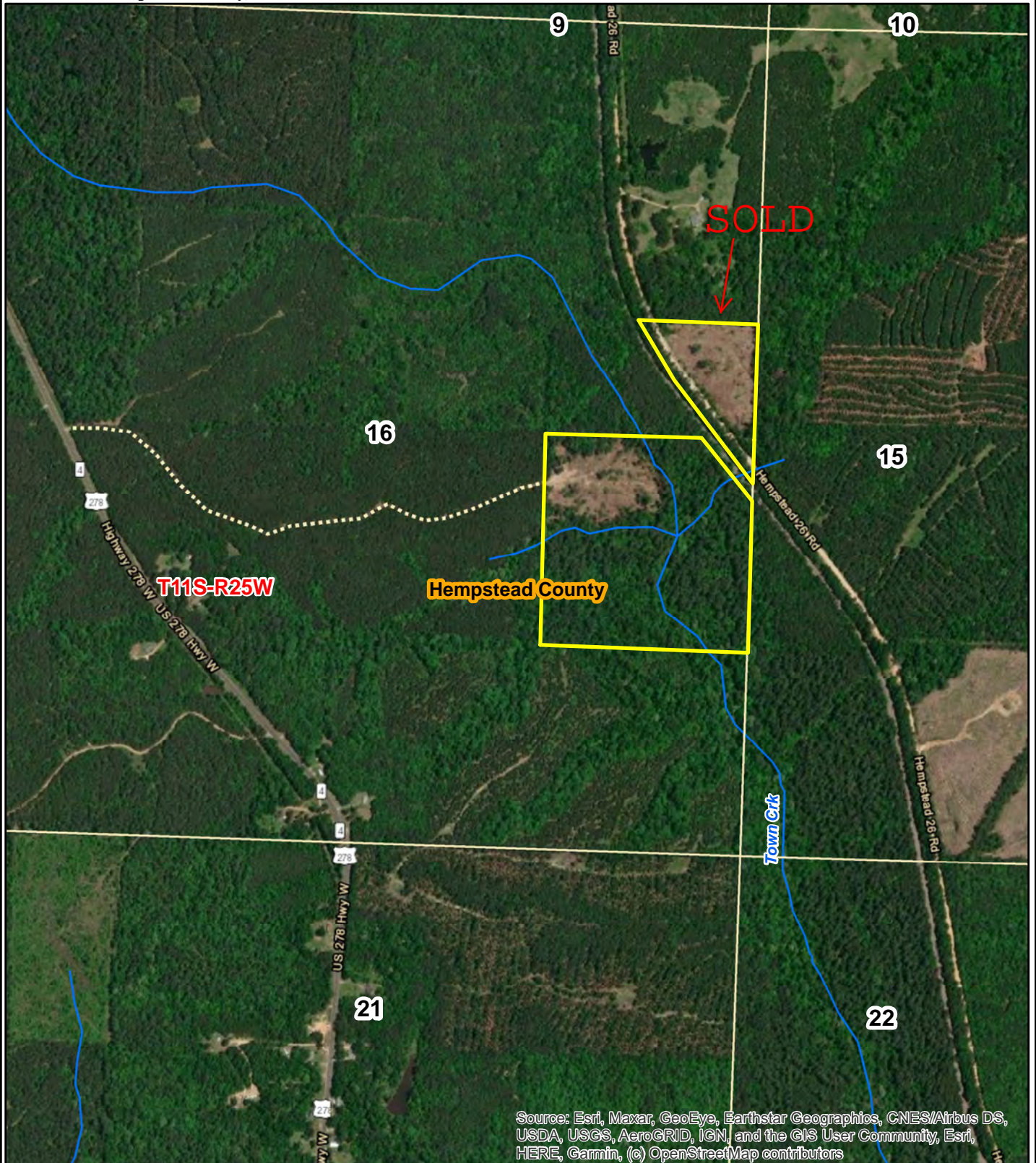


Date: 7/13/2021
Drawn By: BJC

NOTICE OF LAND SALES

"Old Washington North Tract" Listing #4780
Pt. NE¼ of SE¼, Pt. SE¼ of NE¼, Sec. 16, T11S, R25W,
Hempstead County, Arkansas

"Old Washington South Tract" Listing #4848
Pt. NE¼ of SE¼, Sec. 16, T11S, R25W,
Hempstead County, Arkansas



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors

0 0.125 0.25
Miles

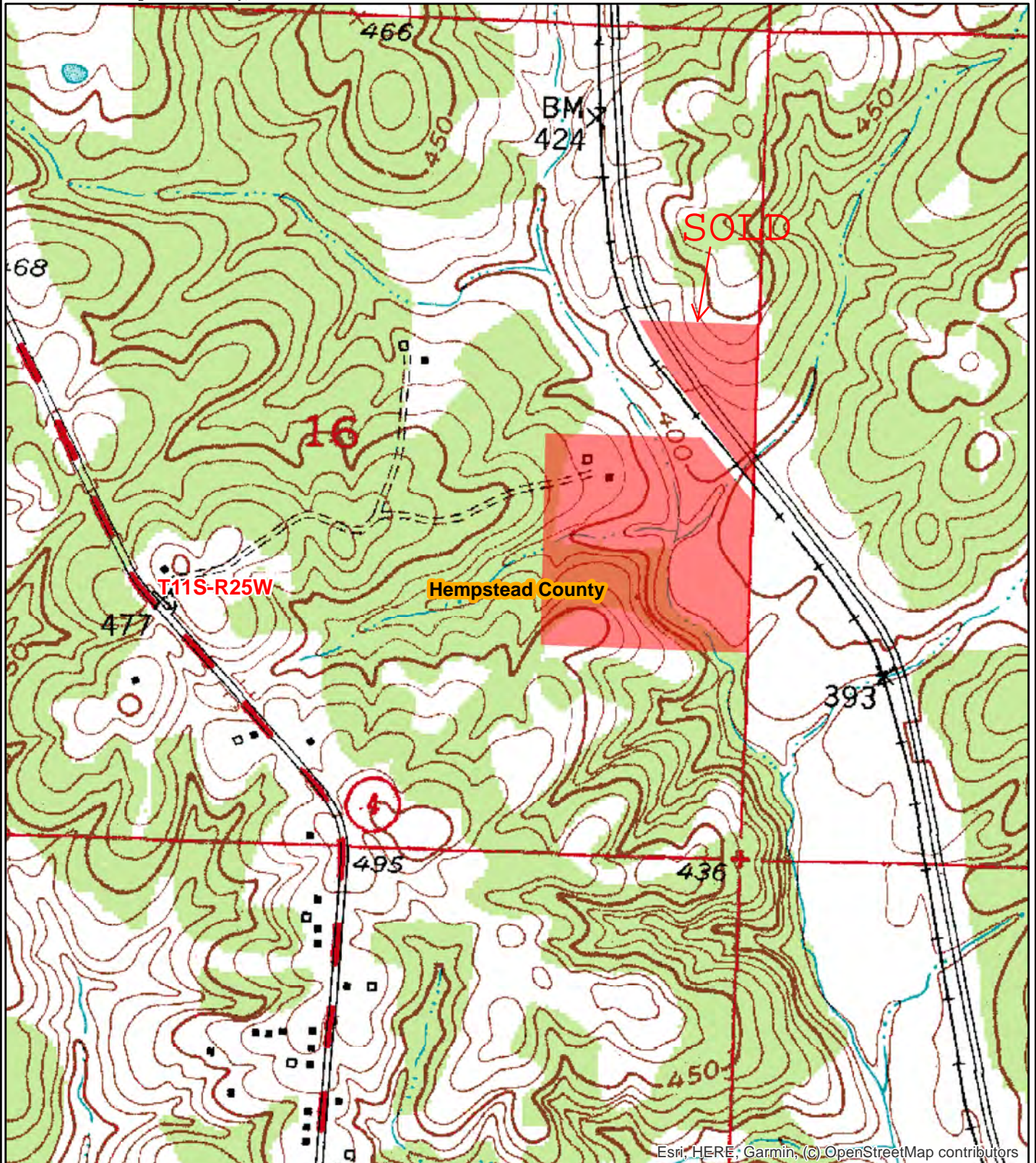


Date: 7/13/2021
ESRI Aerial Photography
Drawn By: BJC

NOTICE OF LAND SALES

"Old Washington North Tract" Listing #4780
Pt. NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Pt. SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 16, T11S, R25W,
Hempstead County, Arkansas

"Old Washington South Tract" Listing #4848
Pt. NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 16, T11S, R25W,
Hempstead County, Arkansas



Esri, HERE, Garmin, (C) OpenStreetMap contributors

0 0.125 0.25
Miles



Date: 7/13/2021
ESRI Aerial Photography
Drawn By: BJC

OFFER FORM

Old Washing North Tract
Listing #4780
±9.5 Acres
\$20,000.00

Old Washington South Tract
Listing #4848
±39 Acres
\$35,000.00

Send Completed Offer Forms to us:

Mail: P.O. Box 65, Arkadelphia, AR 71923

Fax: 870-246-3341

Hand Deliver: #4 Executive Circle, Arkadelphia, AR 71923

E-mail: arkadelphia@kingwoodforestry.com

Reference is made to the attached Kingwood Forestry Services, Inc. Notice of Land Sales. I submit the following as offer(s) for the purchase of tract(s) located in Hempstead County and further described within the attached Notice of land Sale (see attached maps and Conditions of Sale). The Old Washington North Tract is offered for sale at **\$20,000.00**. The Old Washington South Tract is offered for sale at **\$35,000.00**.

My offers(s) will remain valid for five (5) business days from this date. If my offer(s) is accepted, I am ready, willing, able and obligated to execute a Contract of Sale within ten (10) business days of owner's acceptance with earnest money in the amount of five percent (5%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed offer form to: Arkadelphia@kingwoodforestry.com

Old Washington North Tract (Listing #4780—±9.5 Acres): \$ _____

Old Washington South Tract (Listing #4848—±39 Acres): \$ _____

Both Tracts Combined (±48.75 Acres) \$ _____

Date: _____

Fax No.: _____

Name: _____

Phone No.: _____

Printed

Name: _____

Email: _____

Signed

Address: _____

Street

City, State, Zip

Buyer acknowledges that Kingwood Forestry Services, Inc., is the agent of the seller in this land sale transaction.

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____
Name Date

